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California Chapter Office
 Post Office Box 838
 Woodbridge, CA 95258
 Tel: (209) 368-3672 Fax: (209) 368-3602

secretary@calasfmra.com
 Suzie Roget, ARA - Secretary

Treasurer@calasfmra.com
 Steve Runyan - Treasurer

agvirture@aol.com
 Frank Virtue, ARA - President

secretary@calasfmra.com
 Suzie Roget, ARA - Internet

evieagpro@msn.com
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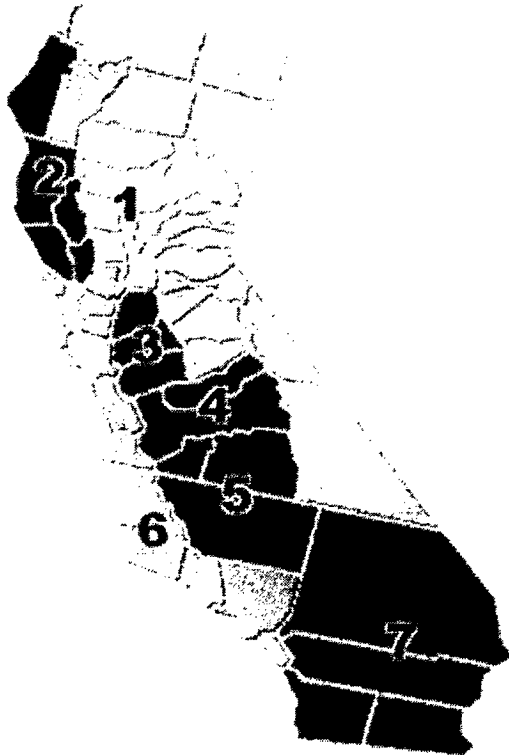
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- 2000 Trends in Agricultural Land & Lease Values

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Region 1 • Sacramento & Intermountain Valleys

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Region 3 • Northern San Joaquin Valley

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Region 7 • Southern Inland Valleys

California Chapter of the
AMERICAN SOCIETY OF
FARM MANAGERS AND RURAL APPRAISERS
P.O. Box 838

Woodbridge, CA 95258

Telephone (209) 368-3672 • Fax (209) 368-3602

Mail: secretary@calasfmra.com • Web: www.calasfmra.com
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Trends in Agricultural Land & Lease Values

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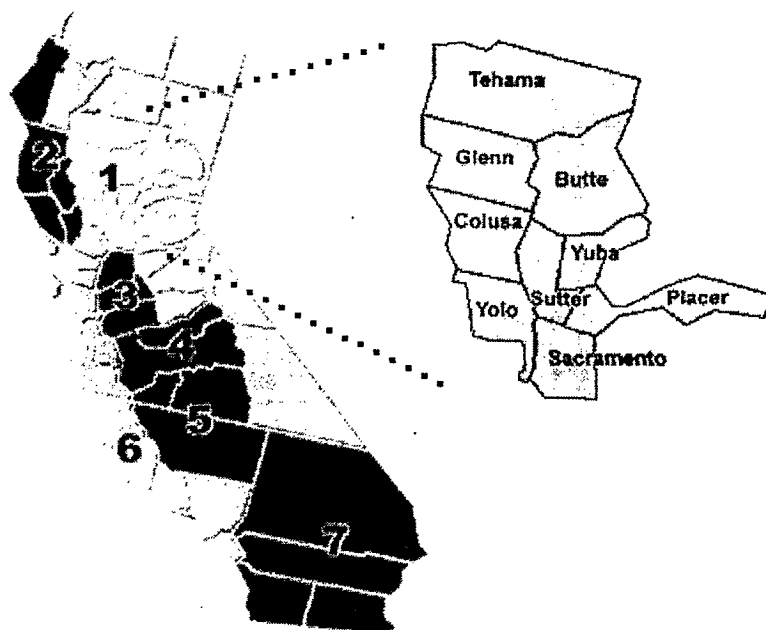
Region 1: Sacramento & Intermountain Valleys

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• Russell W. Cremer • (916) 361-9288

OTHER COMMITTEE MEMBERS

- S. James Rickert, ARA, AFM
- Douglas C. White
- Russel J. Takata
- Dave Brown



Region 1

- Land & Lease Values
- Market Conditions
- Value Per Acre
- Historical Value Per Acre



Trends in Agricultural Land & Lease Values

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Region 1: Sacramento & Intermountain Valleys

Region 1 • Historical Value Range Per Acre

Region 1

- Land & Lease Values
- Market Conditions
- Value Per Acre
- Historical Value Per Acre

	1992		1993		1994		1995		1996		1997		1998		1999		
Land Use	Low	High	Low	High	Low	High	Low	High	Low	High	Low	High	Low	High	Low	High	
COLUSA, GLENN, BUTTE and TEHAMA (Northwestern Counties)																	
Rice	\$1,500	\$2,500	\$1,800	\$2,500	\$1,800	\$2,500	\$1,800	\$2,750	\$1,500	\$2,800	\$1,500	\$3,000	\$1,500	\$3,000	\$1,800	\$3,100	
Vegetable/Row Crops	\$2,000	\$3,500	\$2,200	\$3,000	\$2,200	\$3,000	\$2,200	\$3,000	\$2,200	\$3,000	\$2,200	\$3,200	\$2,200	\$3,200	\$3,000	\$4,000	
Irrigated Field Crops	\$1,200	\$2,400	\$1,500	\$2,500	\$2,200	\$3,000	\$2,000	\$3,000	\$2,000	\$3,000	\$2,000	\$3,000	\$2,000	\$3,000	\$1,400	\$2,600	
Range	\$200	\$500	\$200	\$600	\$300	\$600	\$250	\$600	\$300	\$400	\$300	\$400	\$300	\$425	\$300	\$1,100	
Almonds	\$3,000	\$6,500	\$4,500	\$6,500	\$4,500	\$7,000	\$4,000	\$7,000	\$4,000	\$8,000	\$4,000	\$9,000	\$4,000	\$9,000	\$2,500	\$8,000	
Walnuts	\$4,000	\$7,500	\$3,500	\$6,500	\$3,500	\$8,000	\$3,500	\$8,000	\$4,000	\$8,000	\$5,000	\$10,000	\$5,000	\$10,000	\$4,500	\$8,000	
Prunes	\$3,500	\$8,000	\$3,500	\$6,500	\$3,500	\$7,000	\$3,500	\$8,000	\$4,000	\$8,000	\$5,000	\$8,000	\$5,000	\$8,000	\$4,000	\$7,500	
Olives	\$4,000	\$6,000	\$4,000	\$6,000	\$3,500	\$4,500	\$3,500	\$4,500	\$4,000	\$5,000	\$4,500	\$6,000	\$4,500	\$6,000	\$4,000	\$6,000	
YUBA SUTTER AREA (Feather River Basin and Sutter Basin)																	
Rice	\$1,500	\$2,400	\$1,500	\$2,500	\$2,000	\$2,800	\$2,000	\$5,000	\$2,200	\$3,150	\$2,200	\$3,200	\$2,200	\$3,200	\$2,200	\$3,200	
Vegetable/Row Crops	\$2,000	\$3,800	\$2,200	\$3,000	\$2,200	\$3,000	\$2,200	\$3,000	\$2,300	\$3,000	\$2,200	\$3,200	\$2,200	\$3,200	\$2,200	\$3,200	
Irrigated Field Crops	\$1,500	\$3,200	\$1,500	\$2,500	\$2,100	\$3,000	\$1,500	\$3,000	\$2,000	\$3,000	\$2,200	\$3,200	\$2,200	\$3,200	\$2,200	\$3,200	
Walnuts	\$4,000	\$8,000	\$5,000	\$8,500	\$6,000	\$8,500	\$6,000	\$8,500	\$7,500	\$10,000	\$7,500	\$10,000	\$7,500	\$10,000	\$7,000	\$10,00	
Prunes	\$3,500	\$6,500	\$4,500	\$7,500	\$4,000	\$8,500	\$4,500	\$9,000	\$7,000	\$10,000	\$7,000	\$10,000	\$5,000	\$8,000	\$5,000	\$8,000	
Peaches (canning)	\$6,000	\$9,000	\$6,000	\$9,000	\$8,000	\$12,000	\$8,500	\$12,500	\$8,000	\$11,000	\$8,000	\$12,000	\$8,000	\$12,000	\$8,000	\$12,00	
SOUTH SUTTER, WESTERN PLACER, NORTH SACRAMENTO and YOLO COUNTIES																	
Rice	\$1,500	\$2,500	\$1,800	\$2,500	\$2,000	\$2,800	\$2,000	\$5,000	\$1,500	\$4,000	\$1,500	\$4,000	\$2,000	\$4,000	\$1,500	\$4,000	
Vegetable Crops	\$1,200	\$2,500	\$2,000	\$2,500	\$2,000	\$3,000	\$1,800	\$4,500	\$1,800	\$4,500	\$1,800	\$4,500	\$2,200	\$4,500	\$1,800	\$4,500	
Irrigated Field Crops	\$2,000	\$3,500	\$1,500	\$2,500	\$1,800	\$2,500	\$1,300	\$3,000	\$1,800	\$4,500	\$1,800	\$4,500	\$1,800	\$3,000	\$1,900	\$4,000	
Range	N/A	N/A	N/A	N/A	N/A	N/A	\$180	\$400	\$180	\$400	\$180	\$400	\$250	\$700	\$250	\$700	
Walnuts	N/A	N/A	N/A	N/A	N/A	N/A	\$6,000	\$8,500	\$6,000	\$8,500	\$6,000	\$8,500	\$6,000	\$8,500	\$6,000	\$10,00	
Pears	N/A	N/A	N/A	N/A	N/A	N/A	\$7,000	\$8,000	\$7,000	\$8,000	\$7,000	\$8,000	\$7,000	\$8,000	\$7,000	\$12,00	
Vineyards	N/A	N/A	N/A	N/A	N/A	N/A	\$7,500	\$9,500	\$10,000	\$20,000	N/A	N/A	\$12,000	\$20,000	\$12,000	\$20,00	
NORTH INTERMOUNTAIN VALLEY AREAS (Lassen, Modoc, Shasta & Siskiyou Counties)																	
Irrigated Vegetable Crops	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	\$1,700	\$2,700	\$1,700	\$2,700	\$2,200	\$2,700	\$2,200	\$2,700
Irrigated Field Crops	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	\$700	\$1,500	\$700	\$1,800	\$700	\$2,200	\$700	\$2,200
Irrigated Pasture/Meadow	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	\$600	\$1,400	\$600	\$1,600	\$500	\$2,000	\$500	\$2,000
Range	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	\$50	\$100	\$50	\$150	\$50	\$150	\$50	\$150
Dry Pasture	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	\$100	\$400	\$100	\$400	\$100	\$400	\$100	\$400
CATTLE RANCHES (\$ Per AU)																	
Inside Operation (0-15% Public)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	\$1,500	\$3,000	\$1,500	\$3,000	\$1,500	\$3,000	\$1,500	\$3,500

(0-15% Public)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	\$1,500	\$3,000	\$1,500	\$3,000	\$1,500	\$3,000	\$1,500	\$3,500
Range																	
Operation																	
(>15% Public)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	\$1,000	\$1,800	\$1,000	\$1,800	\$1,000	\$1,800



Trends in Agricultural Land & Lease Values

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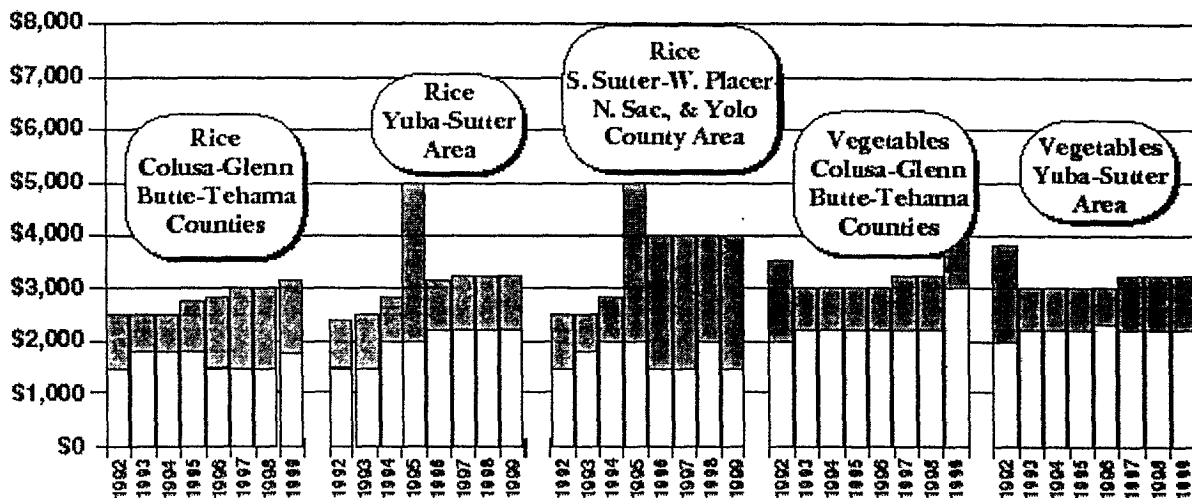
Region 1: Sacramento & Intermountain Valleys

Region 1 • Value Per Acre

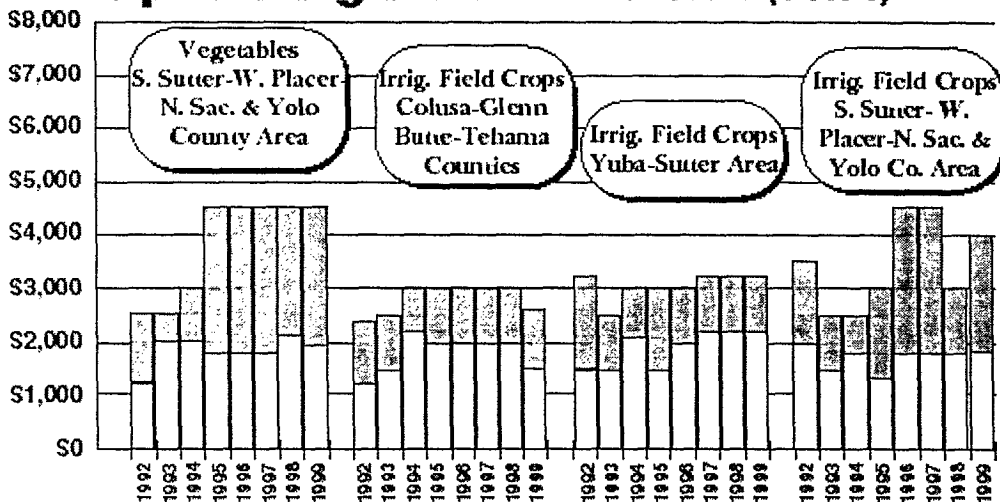
Region 1

- Land & Lease Values
- Market Conditions
- Value Per Acre
- Historical Value Per Acre

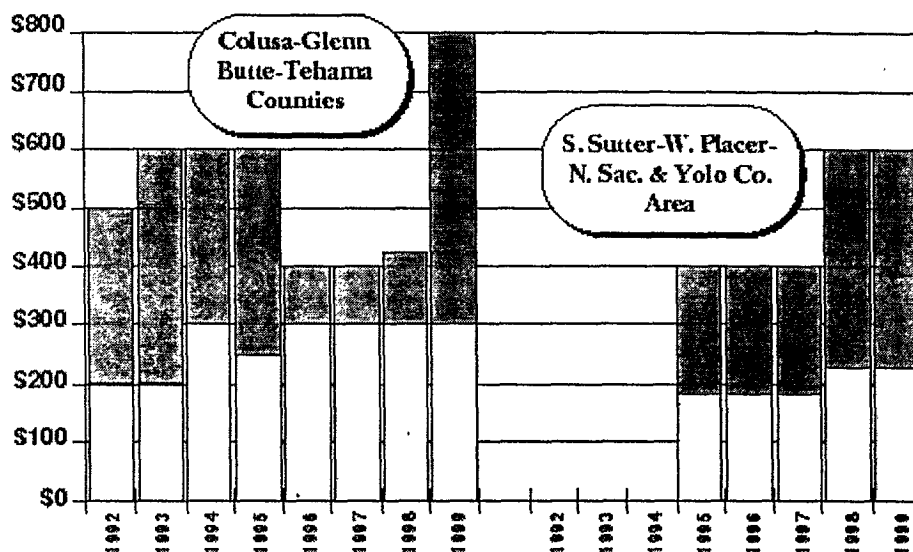
Open Irrigated Farmland



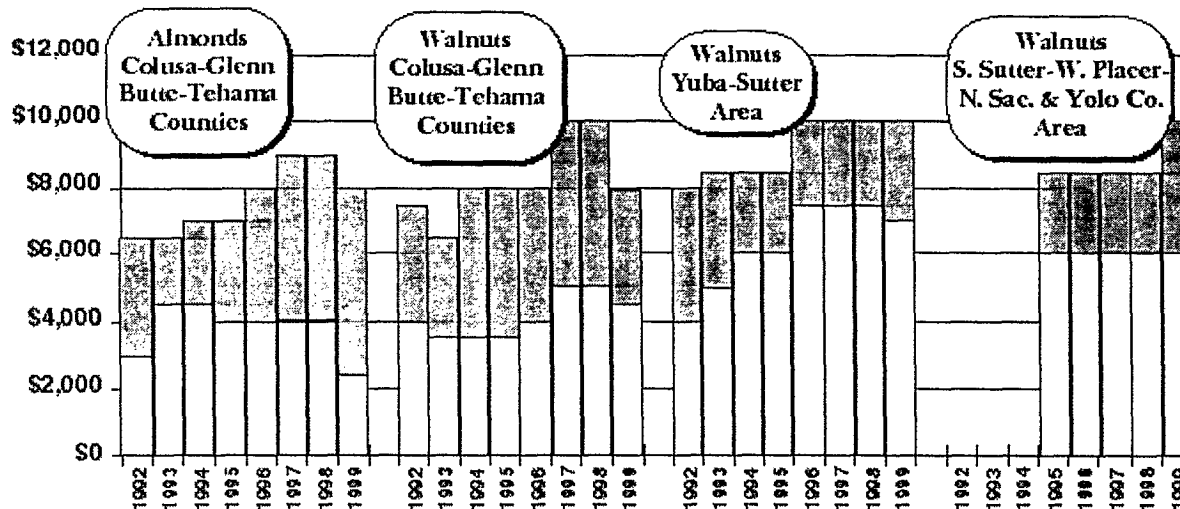
Open Irrigated Farmland (CON'T)



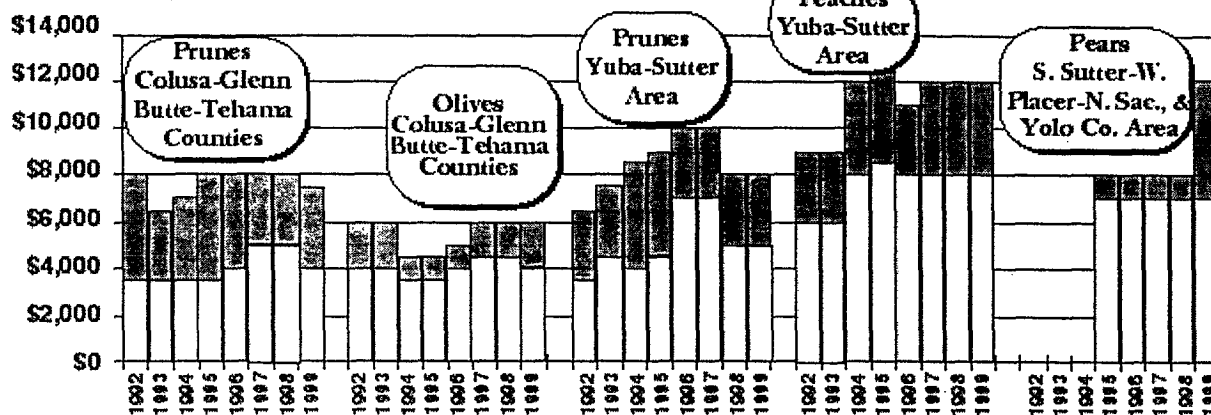
Rangeland



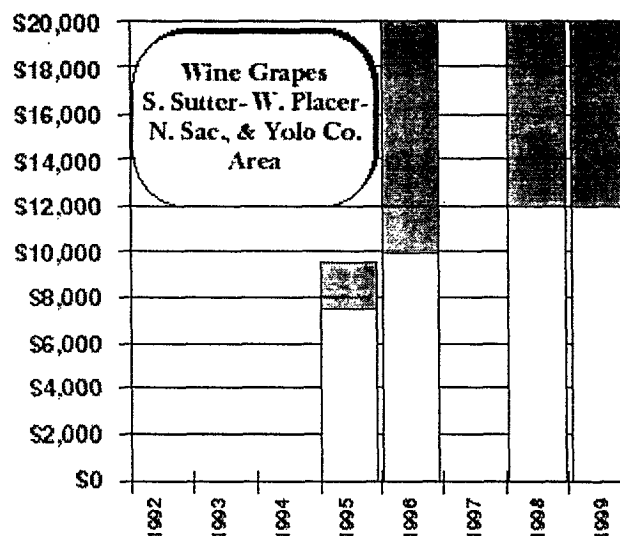
Nut Crops



Tree Fruit



Vineyards



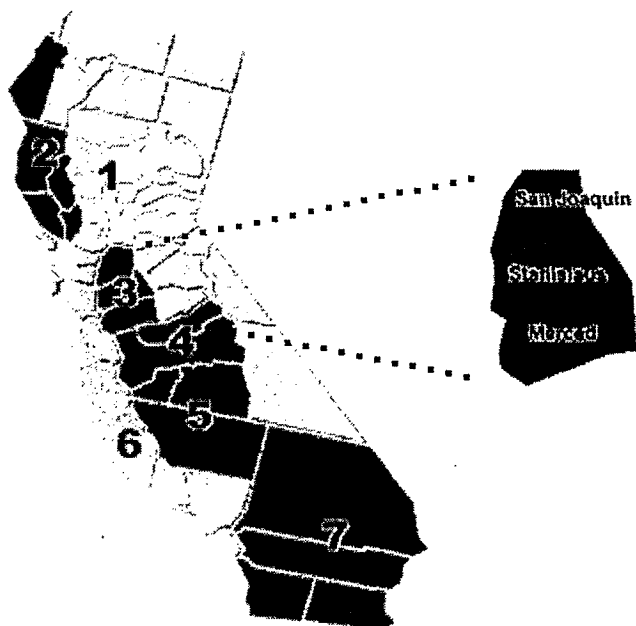
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Region 3: Northern San Joaquin Valley

SUBCOMMITTEE CHAIRMAN • Randal H. Edwards, ARA • (209) 634-9484

COMMITTEE MEMBERS • Jerry Furtado • John F. Voris, ARA
• Dwight T. Sorenson



Region 3

- Land & Lease Values
- Market Conditions
- Value Per Acre
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Region 3: Northern San Joaquin Valley

Region 3 • Historical Value Range Per Acre

Region 3

- Land & Lease Values
- Market Conditions
- Value Per Acre
- Historical Value Per Acre

	1992		1993		1994		1995		1996		1997		1998		1999	
LAND USE	Low	High	Low	High	Low	High	Low	High	Low	High	Low	High	Low	High	Low	High
MERCED COUNTY																
Cropland - Well Water	\$2,500	\$3,500	\$1,500	\$2,500	\$1,500	\$2,500	\$1,500	\$2,500	\$1,500	\$3,200	\$1,500	\$3,500	\$1,750	\$3,500	\$1,750	\$3,500
Cropland - District Water	\$1,200	\$2,200	\$2,500	\$4,000	\$2,500	\$4,000	\$2,500	\$4,500	\$2,500	\$4,500	\$2,500	\$5,000	\$2,500	\$5,000	\$2,500	\$5,000
Cropland - West County	\$3,000	\$5,000	\$2,500	\$4,500	\$2,500	\$4,500	N/A	N/A	\$2,500	\$4,500	\$2,500	\$4,500	\$2,500	\$4,500	\$2,500	\$4,500
Range	\$300	\$550	\$300	\$600	\$300	\$600	\$350	\$650	\$400	\$650	\$400	\$650	\$400	\$650	\$400	\$650
Almonds	\$4,500	\$6,000	\$4,500	\$6,500	\$5,000	\$7,000	\$5,000	\$7,000	\$5,000	\$7,500	\$5,000	\$8,500	\$5,000	\$8,500	\$5,000	\$8,500
Walnuts	\$6,500	\$7,500	\$5,000	\$7,500	\$5,000	\$7,500	\$5,000	\$7,500	\$5,000	\$7,500	\$5,000	\$8,000	\$5,000	\$9,000	\$5,000	\$9,000
STANISLAUS COUNTY																
Cropland - Well Water	\$1,800	\$3,000	\$2,000	\$4,000	\$2,000	\$4,000	\$3,000	\$4,500	\$3,000	\$5,000	\$3,000	\$5,000	\$3,200	\$5,000	\$3,200	\$5,000
Cropland - District Water	\$4,500	\$6,000	\$4,000	\$6,500	\$3,500	\$6,500	\$3,300	\$7,000	\$4,500	\$7,500	\$4,500	\$8,000	\$5,000	\$8,000	\$5,000	\$8,000
Almonds	\$5,500	\$8,000	\$6,000	\$10,000	\$6,000	\$8,500	\$6,250	\$9,300	\$6,000	\$10,500	\$7,000	\$12,000	\$7,000	\$12,000	\$7,000	\$12,000
Walnuts	\$6,500	\$10,000	\$6,500	\$10,000	\$7,000	\$10,000	\$7,000	\$12,000	\$7,500	\$12,000	\$8,500	\$12,000	\$8,500	\$12,000	\$8,500	\$12,000
Cling Peaches	\$4,500	\$8,500	\$5,500	\$9,000	\$6,500	\$9,500	\$6,500	\$9,500	\$6,500	\$10,500	\$7,000	\$10,000	\$7,000	\$10,000	\$7,000	\$10,000
Apricots	\$5,000	\$8,000	\$5,000	\$8,000	\$6,000	\$8,500	\$7,500	\$10,000	\$7,500	\$10,000	\$8,000	\$9,000	\$8,000	\$9,000	\$8,000	\$9,000
Range	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	\$700	\$2,000	\$700	\$2,000	\$700	\$2,000
SAN JOAQUIN COUNTY																
Cropland - Typical	\$3,500	\$5,500	\$2,500	\$2,500	\$3,200	\$3,500	\$3,400	\$4,000	\$2,000	\$4,000	\$2,000	\$5,500	\$3,000	\$5,500	\$3,000	\$5,500
Cropland - Choice	\$5,500	\$7,000	\$4,500	\$4,500	\$4,000	\$9,100	\$3,400	\$10,000	\$4,000	\$5,500	\$5,000	\$12,000	\$6,500	\$10,500	\$6,500	\$10,500
Almonds	\$5,000	\$7,500	\$10,500	\$10,500	\$8,300	\$9,700	\$7,500	\$12,000	\$8,000	\$12,500	\$11,000	\$15,000	\$11,000	\$14,000	\$11,000	\$14,000
Wine Grapes	\$7,000	\$8,000	\$14,000	\$14,000	\$9,300	\$14,400	\$4,500	\$15,000	\$4,500	\$14,500	\$10,000	\$18,000	\$13,000	\$19,000	\$13,000	\$19,000
Range	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	\$600	\$2,000	\$500	\$1,500	\$500	\$1,500
DAIRIES (Merced, Stanislaus & San Joaquin Counties)																

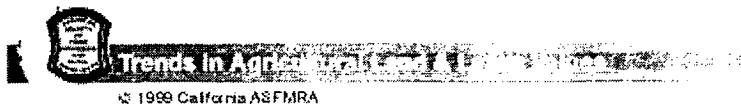


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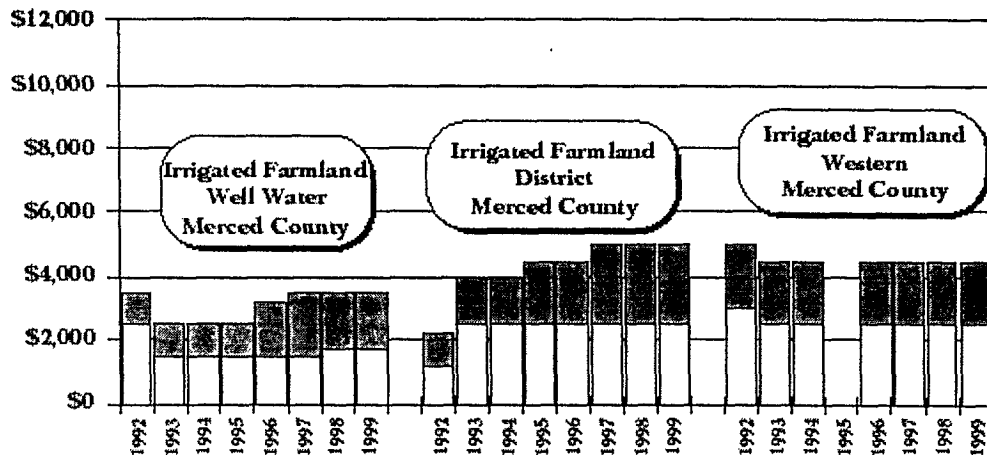
Region 3: Northern San Joaquin Valley

Region 3 • Value Per Acre

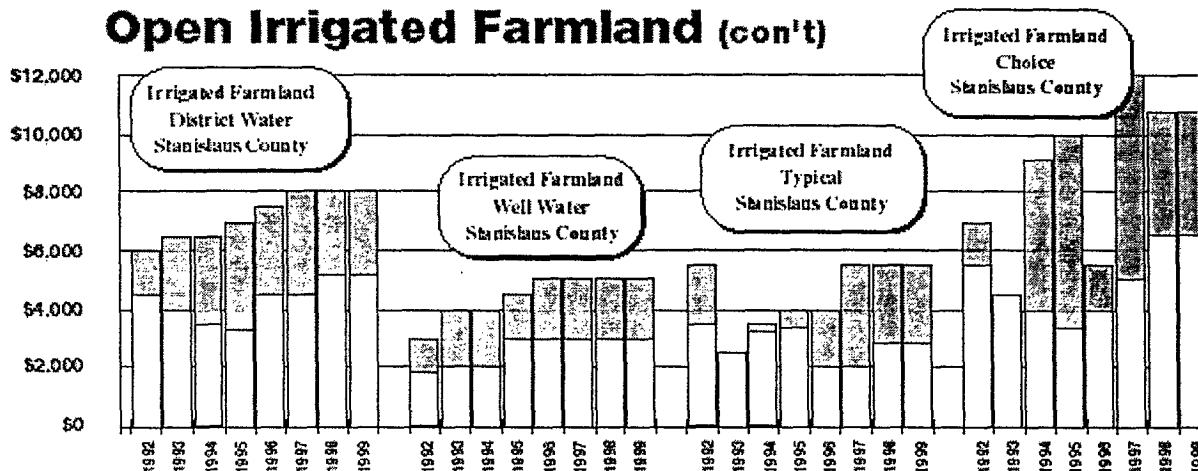
Region 3

- Land & Lease Values
- Market Conditions
- Value Per Acre
- Historical Value Per Acre

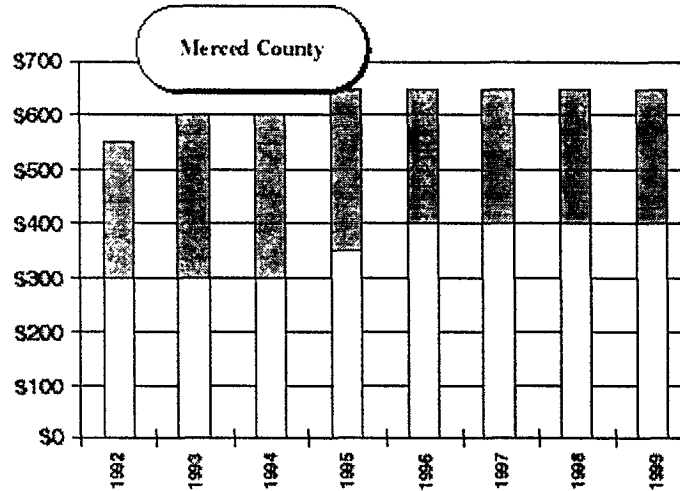
Open Irrigated Farmland



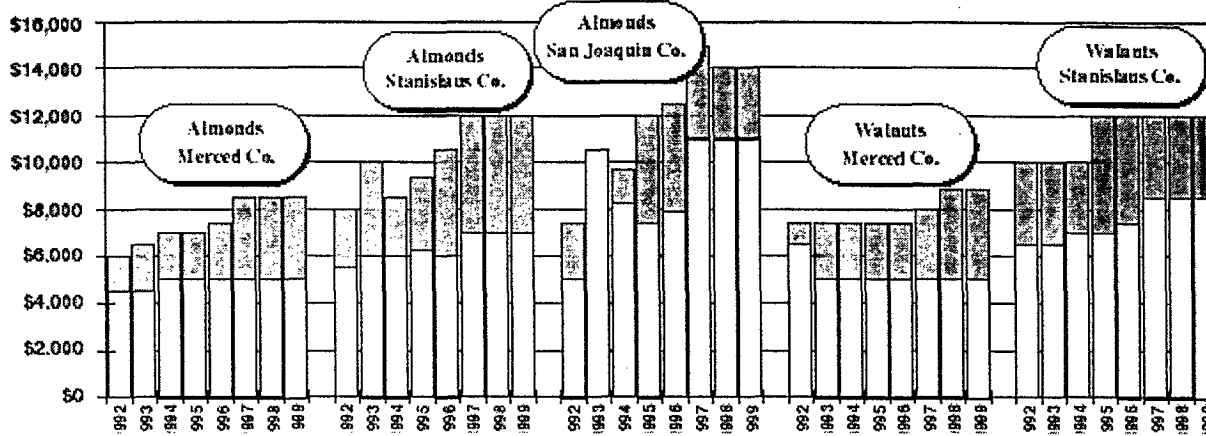
Open Irrigated Farmland (con't)



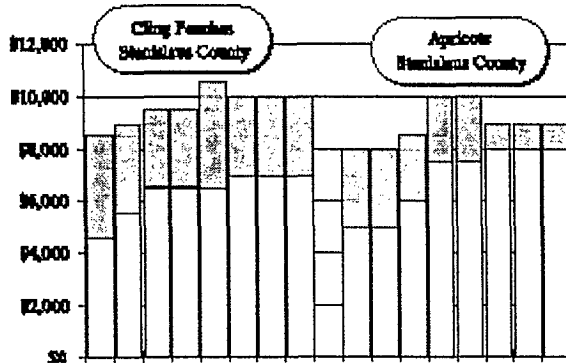
Rangeland



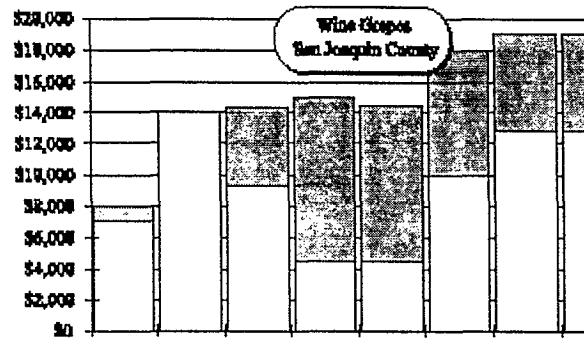
Nut Crops



Tree Fruit



Vineyard





Trends in Agricultural Land & Lease Values

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Region 3: Northern San Joaquin Valley

Region 3 • Land & Lease Values

Region 3

- Land & Lease Values
- Market Conditions
- Value Per Acre
- Historical Value Per Acre



LAND USE	VALUES PER ACRE	ACTIVITY/TREND	RENT RANGE	ACTIVITY/TREND
MERCED COUNTY				
Cropland – Well Water	\$1,750 to \$3,500	Active/Slightly Increasing	\$100 to \$150	Stable/Slight Increase
Cropland – District Water	\$2,500 to \$5,000	Active/Increasing	\$130 to \$225	Stable/Stable
Cropland – West County	\$2,500 to \$4,500	Active/Increasing	\$150 to \$200	Stable/Stable
Rangeland	\$400 to \$650	Limited/Slightly Increasing	\$12 to \$22	Stable/Stable
Almonds	\$5,000 to \$8,500	Stable/Slightly Increasing	20 to 30%	Stable/Stable
Walnuts	\$5,000 to \$9,000	Limited/Slightly Increasing	20 to 30%	Stable/Stable
STANISLAUS COUNTY				
Cropland – Well Water	\$3,200 to \$5,000	Stable/Stable	\$100 to \$150	Stable/Stable
Cropland – District Water	\$5,000 to \$8,000	Active/Increasing	\$150 to \$300	Increasing/Increasing
Almonds	\$7,000 to \$12,000	Stable/Slightly Decreasing	20 to 30%	Stable/Stable
Walnuts	\$8,500 to \$12,000	Limited/Slightly Decreasing	20 to 30%	Stable/Slight Decrease
Cling Peaches	\$7,000 to \$10,000	Limited/Stable	25 to 30%	Stable/Stable
Apricots	\$8,000 to \$9,000	Limited/Stable	25 to 35%	Stable/Stable
Rangeland*	\$700 to \$2,000	Stable/Stable	\$15 to \$30	Stable/Stable
SAN JOAQUIN COUNTY				
Cropland – Typical	\$3,000 to \$5,500	Active/Increasing	\$100 to \$150	Stable/Stable
Cropland – Choice	\$6,500 to \$10,500	Limited/Decreasing	\$175 to \$250	Stable/Stable
Almonds	\$11,000 to \$14,000	Limited/Decreasing	20 to 30%	Limited/Stable
Wine Grapes	\$13,000 to \$19,000	Limited/Increasing	25 to 35%	Limited/Stable
Rangeland	\$500 to \$1,500	Limited/Stable	\$10 to \$25	Stable/Stable
DAIRIES (Merced, Stanislaus, and San Joaquin Counties)				
Dairies	\$750 to \$1,800 per milking cow (w/ equip.)	Active/Increasing	\$10 to \$15/mlk hd/mo.	Slight Increase/Stable



Trends in Agricultural Land & Lease Values

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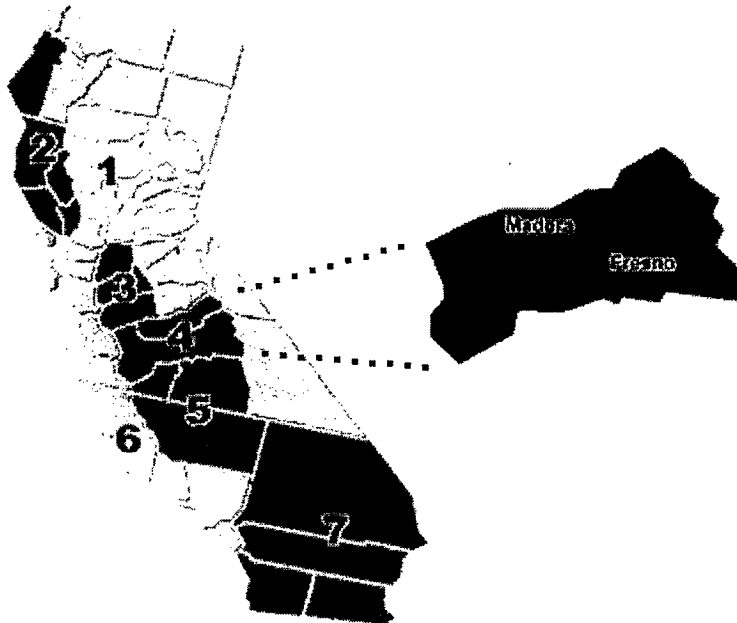
Region 4: Central San Joaquin Valley

SUBCOMMITTEE
CHAIRMAN

• Richard M. Bambauer, ARA • (559) 221-7339

COMMITTEE MEMBERS

• Martin Seanez • Richard L. Kilgore III, ARA
• Ken Brown, ARA



Region 4

- Land & Lease Values
- Market Conditions
- Value Per Acre
- Historical Value Per Acre



Trends in Agricultural Land & Lease Values

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Region 4: Central San Joaquin Valley**Region 4 • Historical Value Range Per Acre****Region 4**

- Land & Lease Values
- Market Conditions
- Value Per Acre
- Historical Value Per Acre

	1992		1993		1994		1995		1996		1997		1998		1999	
LAND USE	Low	High	Low	High	Low	High	Low	High	Low	High	Low	High	Low	High	Low	High
FRESNO COUNTY																
Almonds	\$3,500	\$6,500	\$2,000	\$8,500	\$3,500	\$8,500	\$3,500	\$8,500	\$4,000	\$8,500	\$6,000	\$9,000	\$6,000	\$10,000	\$5,500	\$9,500
Tree Fruit	\$4,500	\$9,000	\$4,000	\$8,000	\$4,000	\$8,500	\$4,000	\$9,000	\$5,000	\$9,000	\$6,000	\$9,000	\$5,500	\$9,000	\$5,500	\$9,000
Citrus	\$6,000	\$10,500	\$8,000	\$10,000	\$6,000	\$9,000	\$6,000	\$10,000	\$6,000	\$9,000	\$5,500	\$9,000	\$5,500	\$9,000	\$5,500	\$9,000
Raisin Grapes	\$5,000	\$9,000	\$5,000	\$9,000	\$5,000	\$9,000	\$5,000	\$9,000	\$5,500	\$9,000	\$5,500	\$10,000	\$6,500	\$11,000	\$6,500	\$11,000
Wine Grapes	\$3,000	\$6,000	\$4,000	\$5,000	\$4,000	\$6,000	\$4,000	\$6,000	\$4,000	\$6,000	\$5,000	\$8,000	\$6,000	\$9,000	\$6,500	\$9,000
Table Grapes	\$5,000	\$8,000	\$4,000	\$8,000	\$4,000	\$8,000	\$4,000	\$8,000	\$5,000	\$8,000	\$5,500	\$8,000	\$6,500	\$9,000	\$5,000	\$9,000
Westside Fed. Water															\$1,000	\$3,200
Exchange Contractor															\$2,300	\$4,000
Row Crop - Well															\$1,000	\$5,000
Row Crop - District	\$1,000	\$5,000	\$1,000	\$6,000	\$1,000	\$6,000	\$1,000	\$6,000	\$1,000	\$6,000	\$1,500	\$6,500	\$1,500	\$6,500	\$3,000	\$7,000
Rangeland (West)	\$100	\$250	\$150	\$250	\$150	\$250	\$150	\$250	\$150	\$250	\$125	\$250	\$125	\$250	\$125	\$250
Rangeland (East)	\$300	\$800	\$250	\$600	\$250	\$600	\$250	\$600	\$300	\$650	\$300	\$650	\$300	\$750	\$300	\$750
MADERA COUNTY																
Almonds	\$3,500	\$5,500	\$2,500	\$7,000	\$4,000	\$7,500	\$4,000	\$7,500	\$4,000	\$7,500	\$5,000	\$9,000	\$5,000	\$10,000	\$3,500	\$8,500
Pistachios	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	\$6,000	\$11,000	\$6,000	\$11,000
Raisin Grapes	\$4,000	\$7,500	\$4,000	\$8,000	\$7,000	\$8,500	\$7,000	\$8,500	\$7,000	\$8,500	\$6,500	\$9,000	\$6,500	\$9,000	\$6,500	\$9,000
Table Grapes	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	\$6,000	\$9,000	\$6,000	\$9,000
Wine Grapes	\$3,000	\$5,000	\$3,000	\$5,000	\$2,000	\$5,500	\$2,000	\$5,500	\$4,000	\$5,500	\$4,500	\$8,000	\$5,000	\$11,000	\$5,000	\$9,000
Madera Irrig. District															\$3,000	\$4,500
Chowchilla W. Dist.															\$2,500	\$3,500
Row Crop -Well	\$1,600	\$3,500	\$1,000	\$3,500	\$1,500	\$3,500	\$1,500	\$3,500	\$2,000	\$3,500	\$2,000	\$3,800	\$2,000	\$4,000	\$1,500	\$3,000
Native Past.-Valley															\$800	\$1,000
Range	\$300	\$500	\$300	\$600	\$500	\$1,200	\$500	\$850	\$500	\$850	\$500	\$850	\$500	\$850	\$500	\$850



Trends in Agricultural Land & Lease Values: Region 4

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Region 4: Central San Joaquin Valley

Region 4 • Value Per Acre


Region 4

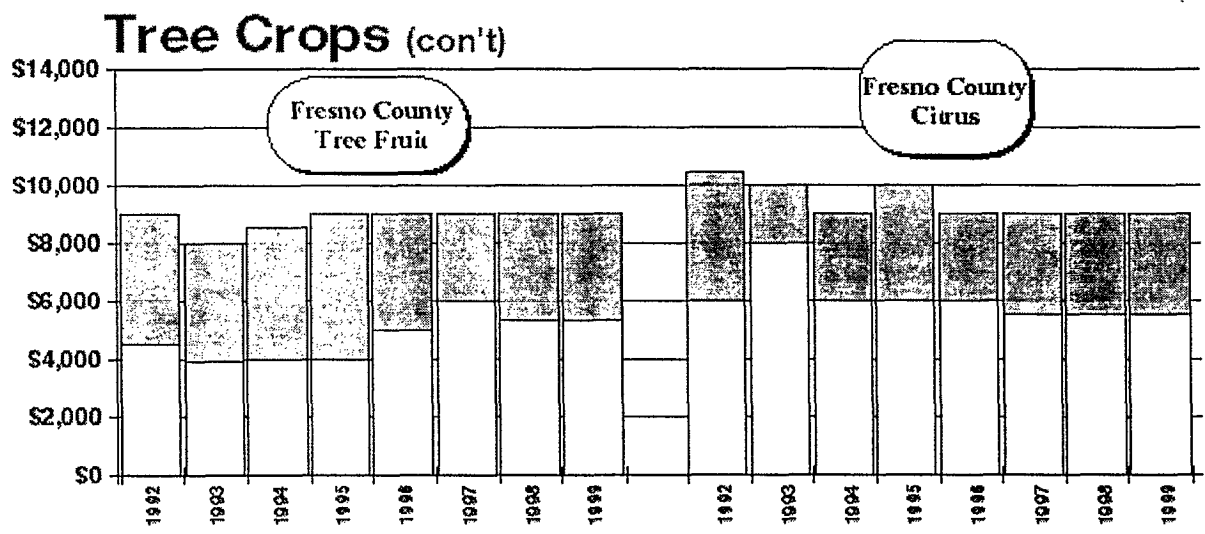
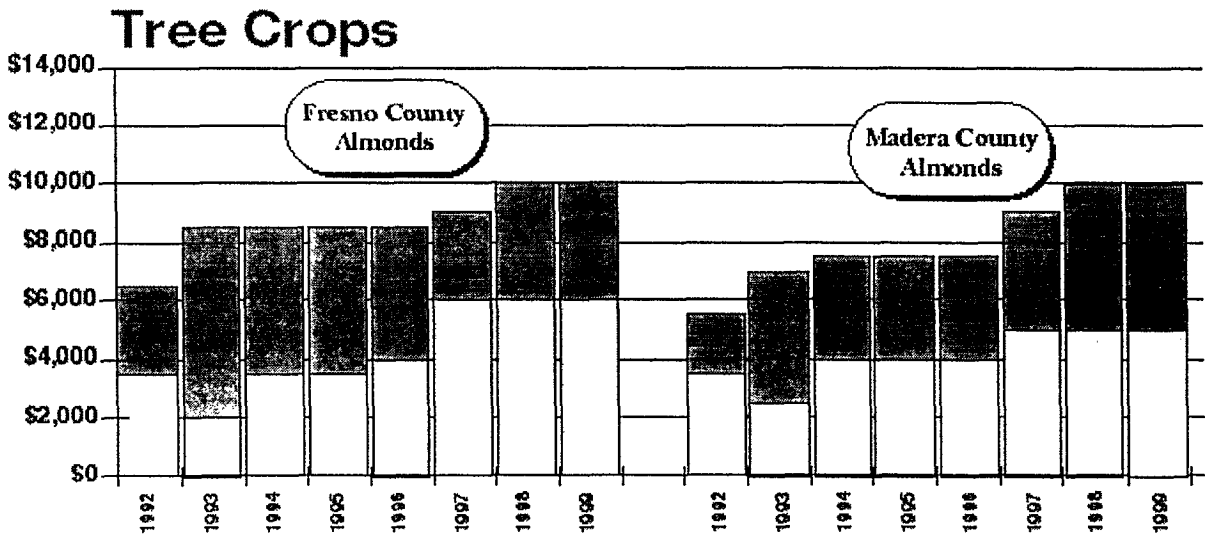
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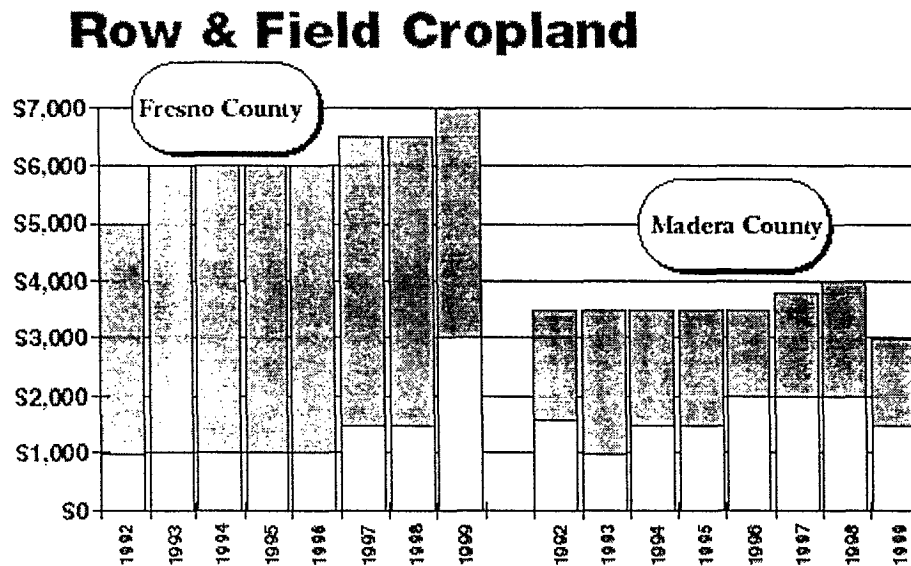
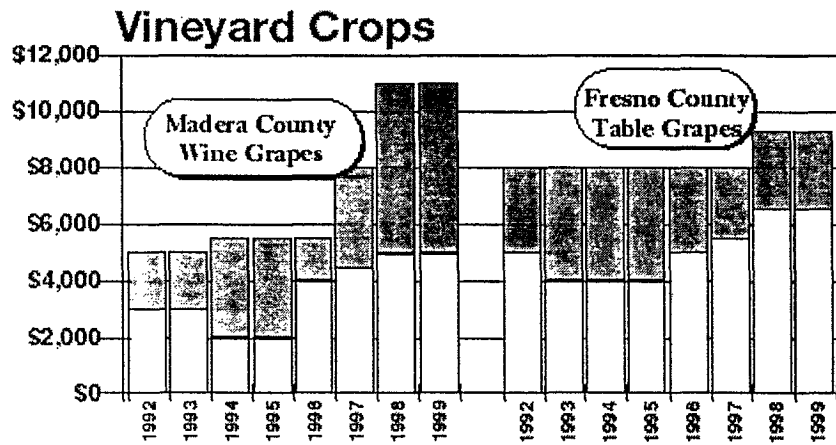
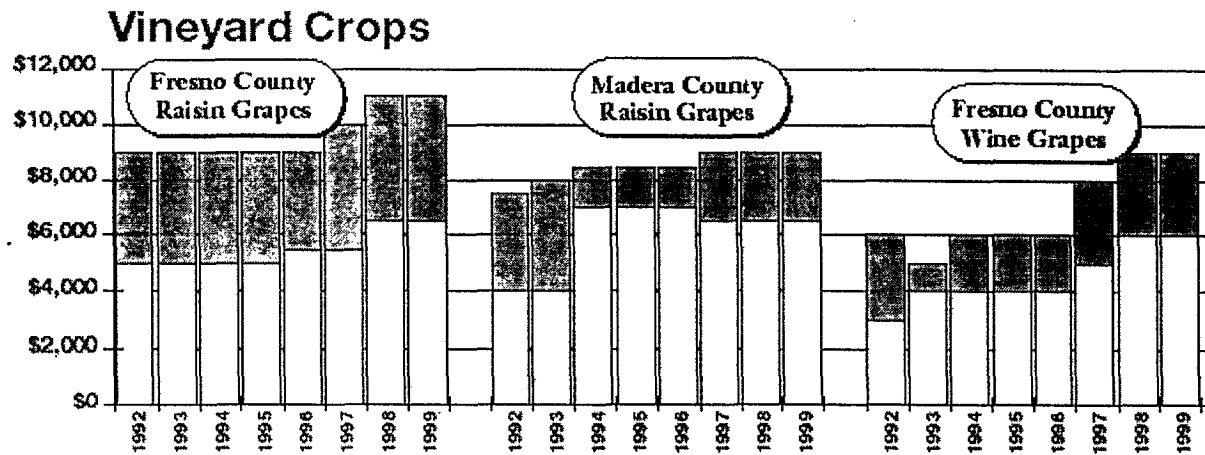
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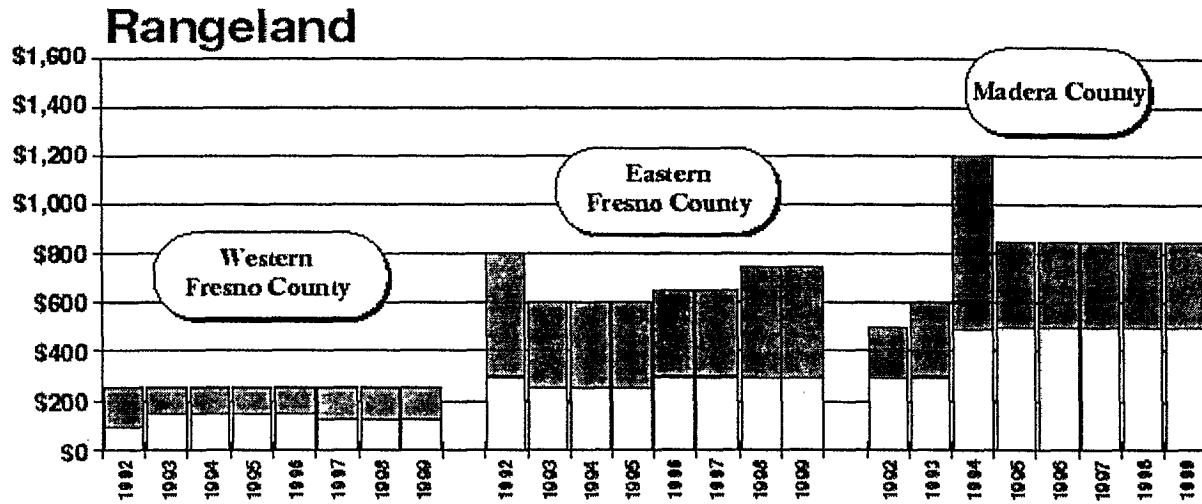
• Value Per Acre

• Historical Value Per Acre









Trends in Agricultural Land & Lease Values

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Region 4: Central San Joaquin Valley

Region 4 • Land & Lease Values

Region 4

- Land & Lease Values
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LAND USE	VALUES PER ACRE	ACTIVITY/TREND	RENT RANGE	ACTIVITY/TREND
FRESNO COUNTY				
Almonds	\$5,500 to \$9,500	Limited/Decreasing	20% to 30%	Moderate/Sl. Decreasing
Tree Fruit	\$5,500 to \$9,000	Moderate/Stable	\$300 to \$800	Strong/Stable
Citrus	\$5,500 to \$9,000	Limited/Stable	N/A	N/A
Raisin Grapes	\$6,500 to \$11,000	Strong/Stable	20% to 30%	Strong/Stable
Table Grapes	\$6,500 to \$9,000	Limited/Stable	\$300 to \$800	Strong/Stable
Wine Grapes	\$5,000 to \$9,000	Limited/Stable	20 to 28%	Moderate/Sl. Decreasing
Westside Federal Water	\$1,000 to \$3,200	Strong/Stable	\$100 to \$250	Strong/Stable
Exchange Contractor	\$2,300 to \$4,000	Strong/Stable	\$150 to \$225	Strong/Stable
District Water	\$3,000 to \$7,000	Strong/Stable	\$125 to \$250	Strong/Stable
Well Water	\$1,000 to \$5,000	Strong/Stable	\$100 to \$175	Strong/Stable
Rangeland (West)	\$125 to \$250	Limited/Stable	\$2 to \$8	Moderate/Stable
Rangeland (East)	\$300 to \$750	Limited/Stable	\$4 to \$15	Moderate/Stable
MADERA COUNTY				
Almonds	\$3,500 to \$8,500	Moderate/Decreasing	20% to 30%	Moderate/Sl. Decreasing
Pistachios	\$6,000 to \$11,000	Moderate/Stable	N/A	N/A
Raisin Grapes	\$6,500 to \$9,000	Strong/Stable	20 to 30%	Strong/Stable
Table Grapes	\$6,000 to \$9,000	Limited/Stable	\$300 to \$800	Strong/Stable
Wine Grapes	\$5,000 to \$9,000	Limited/Decreasing	20% to 28%	Moderate/Sl. Decreasing
Madera Irrigation District	\$3,000 to \$4,500	Strong/Stable	\$125 to \$175	Strong/Stable
Chowchilla Water District	\$2,500 to \$3,500	Strong/Stable	\$125 to \$175	Strong/Stable
Well Water	\$1,500 to \$3,000	Strong/Stable	\$75 to \$150	Strong/Stable
Rangeland	\$500 to \$1,000	Limited/Stable	\$6 to \$15	Limited/Stable
Native Pasture (Valley Floor)	\$800 to \$1,000	Limited/Stable	\$12 to \$16	Limited/Stable



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Region 5: Southern San Joaquin Valley

SUBCOMMITTEE

CHAIRMAN

COMMITTEE MEMBERS

• Steve Runyan, ARA • (661) 587-7200

• Will Hutchison, ARA

• David Gracia, ARA

• Gordon Bergthold

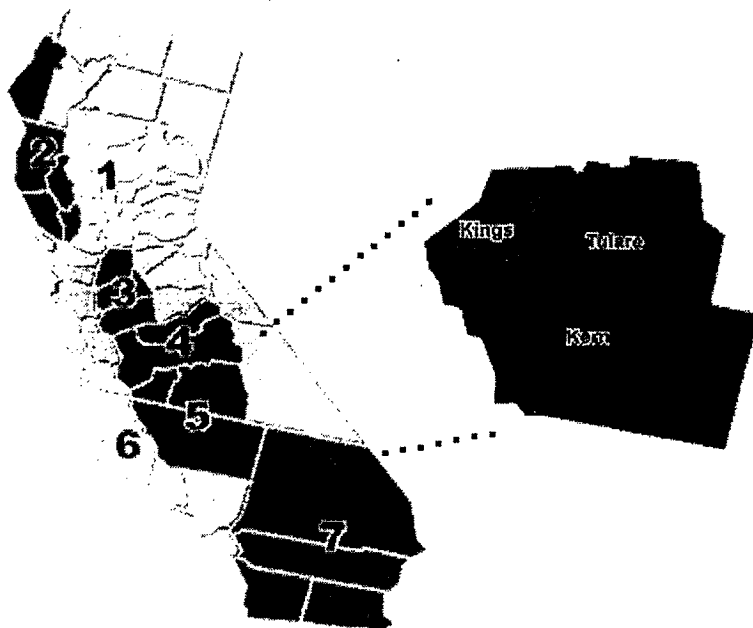
• Robb Stewart, AFM

• Jim Olivas, AAC

• David Bell, ARA

• Darrell Atkinson, AFM, AAC

• Lynn Rickard, ARA



Region 5

- Land & Lease Values
- Market Conditions
- Value Per Acre
- Historical Value Per Acre



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Region 5: Southern San Joaquin Valley

Region 5 • Historical Value Range Per Acre

Region 5

- Land & Lease Values
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LAND USE	1992		1993		1994		1995		1996		1997		1998		1999	
	Low	High	Low	High	Low	High	Low	High	Low	High	Low	High	Low	High	Low	High
KERN COUNTY																
Row and Field Crops	\$700	\$4,000	\$800	\$3,500	\$800	\$3,500	\$1,800	\$3,000	\$1,800	\$3,500	\$1,800	\$3,800	\$2,000	\$3,800	\$2,200	\$3,800
Rangeland (west)	\$100	\$250	\$100	\$250	\$100	\$200	\$100	\$200	\$100	\$200	\$100	\$200	\$100	\$200	\$100	\$200
Rangeland (east)	\$250	\$700	\$250	\$700	\$250	\$700	\$250	\$700	\$250	\$700	\$250	\$700	\$250	\$700	\$250	\$700
Almonds	\$3,000	\$5,500	\$3,000	\$5,500	\$3,500	\$6,500	\$4,500	\$7,000	\$4,500	\$7,500	\$5,000	\$9,000	\$5,000	\$8,500	\$5,000	\$8,000
Table Grapes	\$2,500	\$6,000	\$2,500	\$6,000	\$4,000	\$6,000	\$4,000	\$6,000	\$5,000	\$7,000	\$5,000	\$7,000	\$5,000	\$7,000	\$5,000	\$7,500
Citrus	\$5,000	\$9,000	\$5,000	\$8,500	\$5,000	\$7,500	\$5,000	\$7,000	\$5,000	\$7,000	\$5,000	\$9,000	\$5,000	\$9,000	\$5,000	\$9,000
TULARE COUNTY																
Row and Field Crops	\$900	\$4,000	\$900	\$4,000	\$900	\$4,000	\$900	\$4,500	\$900	\$4,500	\$2,000	\$4,500	\$2,000	\$5,000	\$2,000	\$5,500
Range	\$100	\$700	\$100	\$700	\$100	\$700	\$200	\$600	\$200	\$700	\$200	\$700	\$200	\$700	\$200	\$700
Walnuts	\$4,000	\$8,000	\$4,500	\$8,000	\$4,500	\$8,000	\$4,500	\$8,000	\$4,500	\$8,000	\$4,500	\$8,000	\$4,500	\$8,000	\$4,500	\$7,500
Almonds	\$3,500	\$5,500	\$3,500	\$7,500	\$3,500	\$7,000	\$3,500	\$7,000	\$3,500	\$7,500	\$5,000	\$8,500	\$5,000	\$8,500	\$5,000	\$8,000
Table Grapes (south)	\$2,500	\$6,000	\$2,500	\$6,000	\$3,000	\$6,000	\$4,500	\$8,500	\$5,000	\$7,000	\$5,000	\$7,000	\$5,000	\$7,000	\$5,000	\$7,500
Table Grapes (north)	\$2,500	\$6,000	\$2,500	\$6,000	\$3,000	\$6,000	\$4,500	\$8,500	\$4,500	\$8,500	\$5,000	\$8,500	\$5,000	\$8,500	\$5,000	\$8,500
Citrus (south)	\$5,000	\$10,500	\$5,000	\$10,000	\$5,000	\$9,000	\$5,000	\$10,000	\$5,000	\$7,000	\$4,500	\$7,000	\$4,500	\$7,000	\$4,500	\$7,000
Citrus (north)	\$5,000	\$10,500	\$5,000	\$10,000	\$5,000	\$9,000	\$5,000	\$10,000	\$7,000	\$10,000	\$5,000	\$9,000	\$5,000	\$9,000	\$5,000	\$9,000
Tree Fruit (south)	\$4,500	\$9,000	\$4,500	\$9,000	\$4,000	\$8,500	\$4,000	\$9,000	\$4,500	\$7,500	\$4,500	\$7,500	\$4,500	\$7,500	\$4,500	\$7,500
Tree Fruit (north)	\$4,500	\$9,000	\$4,500	\$9,000	\$4,000	\$8,500	\$4,000	\$9,000	\$4,000	\$9,000	\$5,000	\$9,000	\$5,000	\$9,000	\$5,000	\$9,000
Olives	\$5,000	\$7,000	\$5,000	\$7,000	\$5,000	\$7,000	\$5,000	\$7,000	\$5,000	\$7,000	\$5,000	\$7,000	\$5,000	\$7,000	\$4,500	\$6,500
KINGS COUNTY																
Cropland (General)	\$1,000	\$4,500	\$900	\$4,500	\$900	\$4,500	\$900	\$5,500	\$800	\$5,000	\$900	\$6,000	\$700	\$5,500	\$800	\$6,000
Cropland (N&ral)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	\$2,800	\$5,000	\$3,000	\$6,000	\$3,200	\$5,500	\$3,200	\$6,000
Cropland (West)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	\$1,400	\$2,650	\$1,400	\$2,650	\$1,150	\$2,500	\$1,200	\$2,650
Cropland (Lake)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	\$800	\$2,000	\$900	\$2,000	\$900	\$2,000	\$600	\$1,600
Walnuts	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	\$6,000	\$7,800	\$6,000	\$7,000	\$6,000	\$7,000	\$5,500	\$7,000
Grazing (west)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	\$75	\$100	\$75	\$100	\$75	\$100	\$75	\$125
Tree Fruit	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	\$5,000	\$6,500	\$4,500	\$6,000	\$4,500	\$6,000	\$4,500	\$7,000



Trends in Agricultural Land and Lease Values

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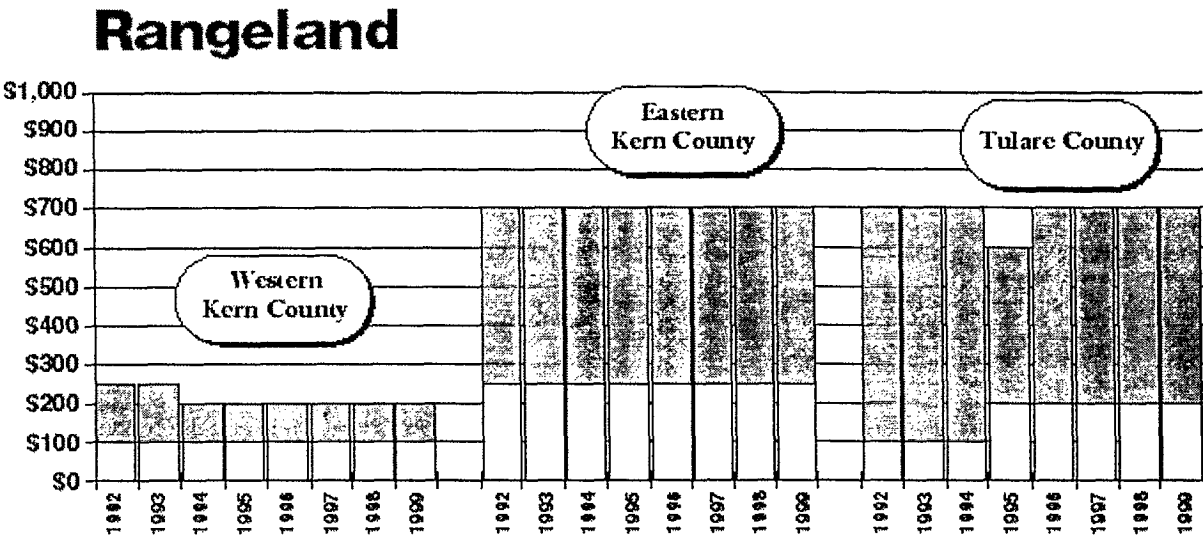
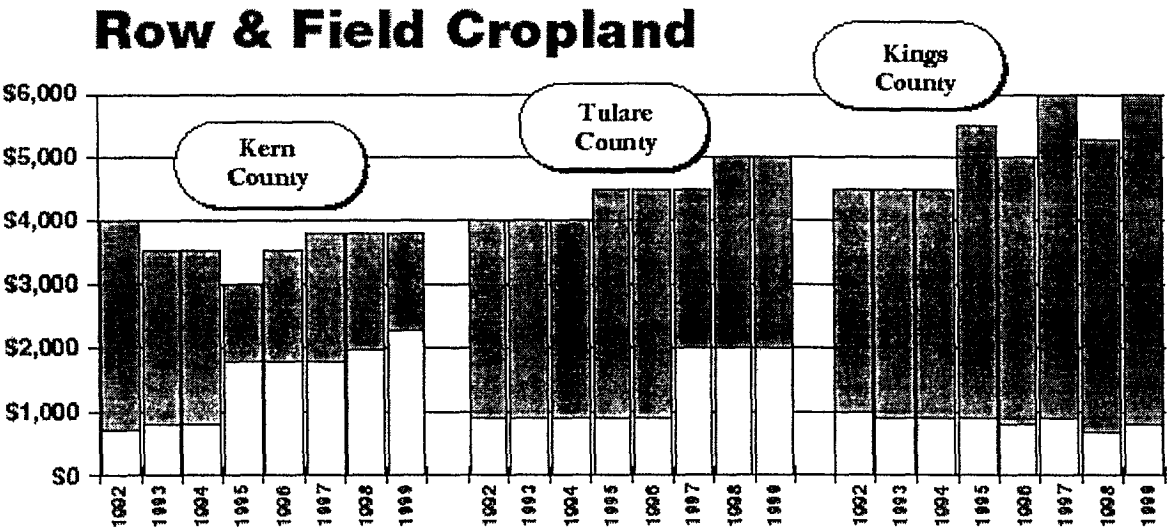

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Region 5: Southern San Joaquin Valley

Region 5 • Value Per Acre

Region 5

- Land & Lease Values
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Nut Crops

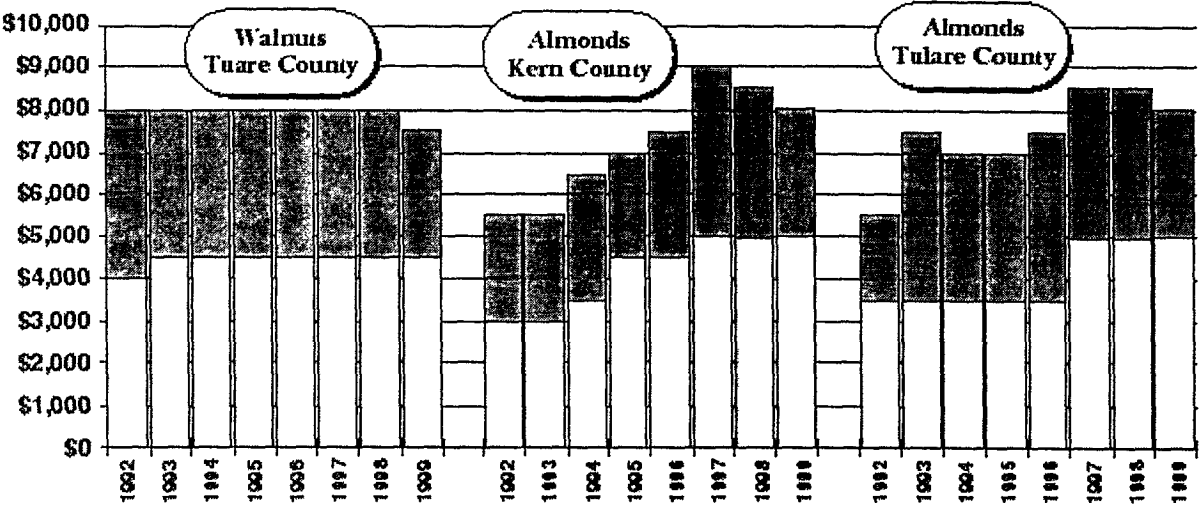
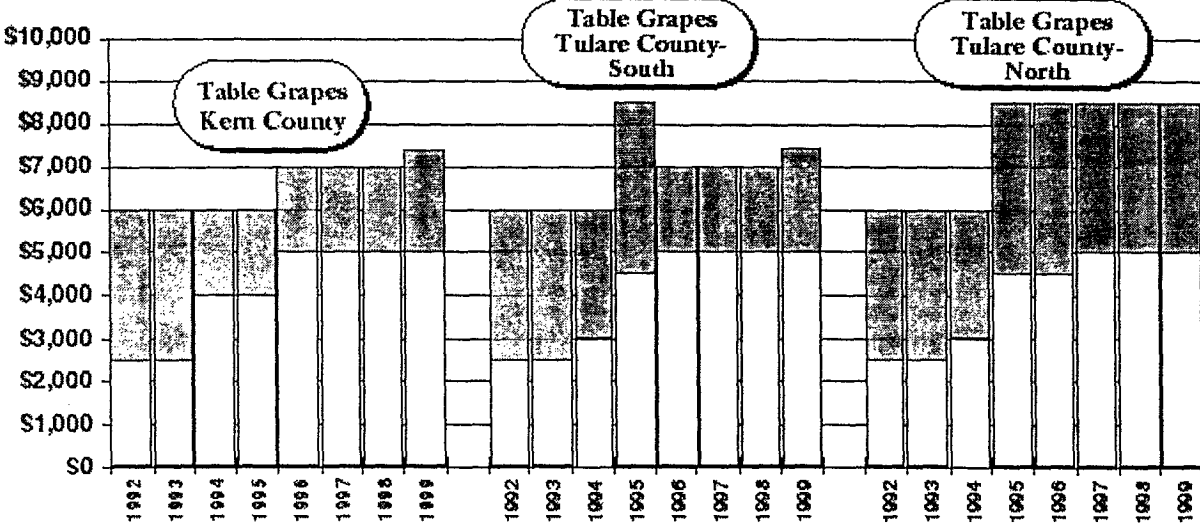
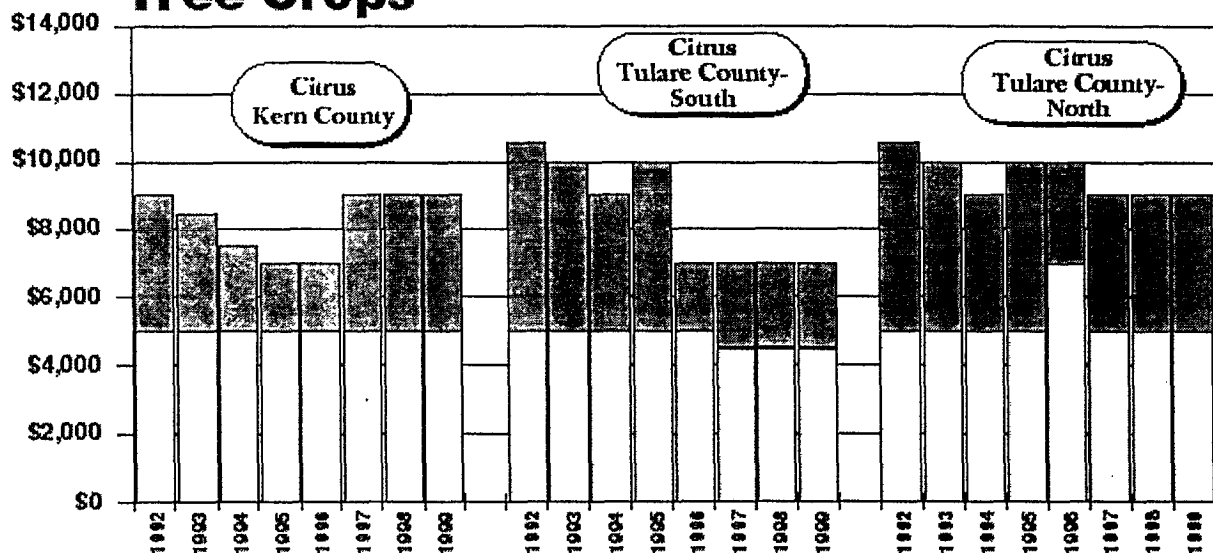


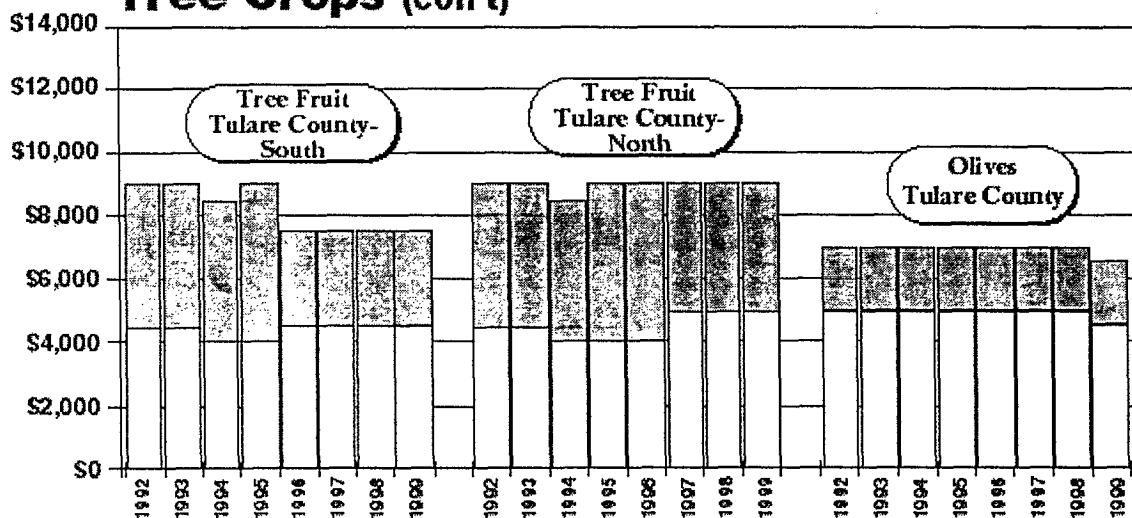
Table Grape Vineyards



Tree Crops



Tree Crops (con't)



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Region 5: Southern San Joaquin Valley

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LAND USE	VALUES PER ACRE	ACTIVITY/TREND	RENT RANGE	ACTIVITY/TREND
KERN COUNTY				
Row & Field Crops	\$2,200 to \$3,800	Stable/SI. Increasing	\$115 to \$225 or 20% to 25% Share	Steady/SI. Increasing
Rangeland (West)	\$100 to \$200	Slow/Stable	\$3 to \$7	Steady/Stable
Rangeland (East)	\$250 to \$700	Steady/Stable	\$8 to \$14	Steady/Stable
Almonds	\$5,000 to \$8,000	Very Slow/SI. Decreasing	20% to 25% Share	Steady/Stable
Table Grapes	\$5,000 to \$7,500	Very Slow/Stable	N/A	N/A
Citrus	\$5,000 to \$9,000	Very Slow/Stable	N/A	N/A
TULARE COUNTY				
Row & Field Crops	\$2,000 to \$5,500	Steady/Increasing	\$100 to \$225 or 20% to 25% Share	Steady/SI. Increasing
Rangeland	\$200 to \$700	Steady/Stable	\$10 to \$15	Steady/Stable
Walnuts	\$4,500 to \$7,500	Slow/SI. Decreasing	20% to 30% Share	Steady/Stable
Almonds	\$5,000 to \$8,000	Slow/SI. Decreasing	20% to 25% Share	Steady/Stable
Table Grapes (South)	\$5,000 to \$7,500	Slow/Stable	N/A	N/A
Table Grapes (North)	\$5,000 to \$8,500	Steady/Stable	N/A	N/A
Citrus (South)	\$4,500 to \$7,000	Steady/Stable	N/A	N/A
Citrus (North)	\$5,000 to \$9,000	Steady/Stable	N/A	N/A
Tree Fruit (South)	\$4,500 to \$7,500	Slow/Stable	N/A	N/A
Tree Fruit (North)	\$5,000 to \$9,000	Steady/Stable	\$300 to \$600	Steady/Stable
Olives	\$4,500 to \$6,500	Slow/Decreasing	N/A	N/A
KINGS COUNTY				
Row & Field Crop (General)	\$800 to \$6,000	Steady/SI. Increasing	N/A	N/A
Row & Field Crop (North & Central)	\$3,200 to \$6,000	Steady/SI. Increasing	20% to 25% or \$140 to \$220	Steady/SI. Increasing
Row & Field Crop (West)	\$1,200 to \$2,650	Steady/Stable	\$75 to \$250	Steady/SI. Increasing
Row & Field Crop (Lake)	\$600 to \$1,600	Steady/SI. Decreasing	\$50 to \$125	Steady/SI. Decreasing
Walnuts	\$5,500 to \$7,000	Steady/SI. Decreasing	20% to 30% Share	Steady/Stable
Rangeland (West)	\$75 to \$125	Steady/Stable	\$2 to \$7	Steady/Stable
Tree Fruit	\$4,500 to \$7,000	Steady/SI. Increasing	20% to 30% Share	Steady/Stable



Trends in Agricultural Land & Lease Values

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Rod Johnson

From: Rick B. [rickb@water.ca.gov]
Sent: Tuesday, December 05, 2000 11:41 AM
To: rodj@water.ca.gov
Cc: sbuer@water.ca.gov
Subject: FW: CALFED DOCUMENTS

hi rod. please send this guy a package and let stein and i know when it goes out. thanks

-----Original Message-----

From: Stein Buer [mailto:sbuer@water.ca.gov]
Sent: Tuesday, December 05, 2000 9:57 AM
To: rickb@water.ca.gov
Subject: CALFED DOCUMENTS

Hi Rick— Thank you very much for sending up a box of Calfed documents. much appreciated! I was down at Walnut Grove yesterday morning for a flood preparedness meeting and ran into Tom Herzog, president of RD 813. He told me he had requested a box of the complete CALFED documentation but had never received anything. His farm lies on the PC alignment, and he has always been very interested in Delta planning efforts. I would appreciate it if you would have staff ship him a box and let me know when it goes out. Thnx Stein

12/5/00

C - 0 5 8 5 1 5

C-058515